



# Punjab Government Gazette

## EXTRAORDINARY

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### PUNJAB GOVERNMENT

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PUNJAB

(Housing Branch-II)

PUNJAB AFFORDABLE HOUSING POLICY, 2022

### NOTIFICATION

The 4th January, 2022

**No. 12/01/18-5Hg2/25.**—With a view to facilitate affordable housing for lower middle- and lower- income families, Governor of Punjab is pleased to notify comprehensive “Punjab Affordable Housing Policy 2022” in supersession of the earlier policy issued vide notification No. 12/01/18-5hg2/408 dated 17/03/2021.

#### **THIS POLICY WILL BE APPLICABLE TO :**

- Areas developed/approved by Department of Housing and Urban Development.
- In Residential and Mixed land Use Zones in Master Plans (except Master Plan New Chandigarh)
- In 3 km belt around Municipal Limits even if it is outside Master Plan (regional plan is also a Master Plan).

#### **APPLICATION & APPROVAL PROCESS**

- Competent Authority for CLU, License and Building Plans** for Group Housing for Colonies upto 25 acre is CA and above 25 acre Director, Town and Country Planning, Punjab.
- Single application (to be received online only) will suffice for CLU and License which will be granted within 40 days of application.
- Prior NOC of NHAI is required to be submitted with application if site falls on National Highway.
- Drainage Department will be asked through its nodal officer to convey their observations if any within three weeks.
- NOC from PPCB, PSPCL & Forest is not required. However, declaration to comply with norms of three departments will be taken along the application in the attached format.
- There shall be exemption from population density norms mentioned in master plans.

#### **OWNERSHIP OF LAND OR DEVELOPMENT AGREEMENT/ POWER OF ATTORNEY IN SPECIFIED FORMAT**

- Minimum 25% ownership and for remaining area irrevocable consent or development agreement

from the owner in the attached format will be submitted with the application.

(viii) Title and type of land verified by CRO will be submitted with the application in prescribed Performa.

**EXTERNAL DEVELOPMENT CHARGE** will be payable as per existing policy.

### **BASIC AMENITIES TO BE PROVIDED**

- (ix) Basic amenities such as Clean Water Supply, Sewerage Network and STP or consent from nearest authority/MC to allow use its STP, Rain Water drainage System, paving of streets with paver blocks of adequate strength to take load of trucks, street lights will be provided as per drawing to be submitted with application duly prepared by a qualified Civil Engineer/Town Planner/Architect. In case space isn't available in colony to absorb treated water from STP consent of some owner owning adequate land will be submitted.

### **Requirements of Site**

#### **Minimum Site Area**

- |  |  |
|--|--|
| a) Plotted or Plotted and Group Housing Mixed. | 5 Acres<br>2 Acres   |
| b) Group housing only                          |  |
|  | (as per Master Plan SAS Nagar):  |
| c) In Master Plan SAS Nagar                    | Residential Zone acres – 25 acres,<br>Mixed Land Use Zone acres – 10 acres |

#### **Minimum width of access road and main road**

- |                |   |
|----------------|---|
| Upto 5 acres   | Minimum 22' – 0" for Plotted and 40'-0" for Group housing further widened to: 40'   |
| 5 to 10 acres  | 50'   |
| Above 10 acres | 50'+5' for every 10 acres upto maximum 100' (Or the width specified in Master Plan) |

### **Apportionment of Plotted Area**

- |   |   |
|---|---|
| Minimum area under parks  | <ul style="list-style-type: none"> <li>• 10% of effective site area (at least one park shall be of 50% of total park area).</li> <li>• No park shall be less than 50'-0" wide.</li> </ul> |
| Minimum internal roads  | 30'-0"  |
| Maximum total saleable area   | 62% of effective site area  |
| Maximum Saleable Commercial component (SCO's /Shops/Booths) within overall total saleable area. | Upto 5% of effective site area excluding parking area.  |

Effective site Area: Master plan sector road and city level green spaces will not be counted towards the area of the site.

**Example:-** If gross area of site is 10 acres, of which 1 acre comes under Master plan road and 1 acre comes under city level/ Master Plan green, then the area of the site will be taken as 8 acres and saleable area, open area, community centre, utilities, green area etc. shall be based on 8 acres.

**Plot Size (Clubbing of plots will not be allowed) (Relevant Building Bye Laws shall apply.)**

Maximum Plot size:	150 sq.yd (125.42 sq.m)
Plot dimensions:-	
Minimum Frontage	16'-0"
Minimum Depth	45'-0"
Maximum Ground Coverage	70%
Maximum FAR	1:2.1
Maximum Height of Building	11 meters (excluding Mumty and Parapet Wall)
Maximum No. of Floors	G+2 Floors (Basement allowed as per building rules)
Minimum Setback	
Front	7'-6"
Rear	7'-6"
Maximum width of balconies (balconies on backside will constructed within building line i.e. after 7'-6" open to sky)	4'-0"
Boundary Wall	The front boundary wall of plots shall be optional for providing easy access for parking in front setback

**Independent Floors (as marked in layout plan)** Independent floors shall be in complete row and the back row as well if back of the plot is shared. Clubbing of plots not allowed. Building bye laws shall apply.

Plot size	150 sq. yd
Minimum frontage	25'-0"
Maximum Ground Coverage	70%
Maximum FAR	1:2.1
Maximum Height of Building	11 meters (excluding Stilt, Mumty and Parapet Wall)
Maximum No. of Floors	Stilt + 3 Floors (Stilt is mandatory for parking only and clear height of stilt shall not be more than 2.7 meter) Basement not allowed.
Minimum Front & Rear setback	7'-6"

**Apportionment of Group Housing Area**

Minimum Area Under Parks	20% of effective site area (15% shall be contiguous green with minimum 15m width and 10% can be distributed)
Minimum internal roads	25'-0"
Community Centre (Minimum)	2.5% of the covered floor area of the apartments
Maximum Ground Coverage	35% of effective site area
Maximum FAR	1:3 of effective site area
Maximum Height of Building.	No restriction, subject to fulfilment of building rules/norms, and clearance form A.A.I, if required.
Minimum Setback along the site boundary	As per Building Rules or minimum 6m whichever is more.

Minimum Setback Around Building	As per Building Rules.
Carpet area of Dwelling Unit (DU):	Upto 90 sq.m.
Minimum Parking to be provided:	
upto 60 sq.m	0.5 ECS per dwelling unit
above 60 sq.m	1.0 ECS per dwelling unit
Saleable Commercial Area excluding Parking	5% of effective site area
<b>Mixed Plotted and Group Housing Projects</b>	Site Apportionment norms of plotted and Group housing areas will apply separately. However, the areas can be combined/clubbed as in case of Community Centre and Open Spaces and Utilities.

Sd/-

**SARVJIT SINGH, IAS,**

Principal Secretary,

Department of Housing and Urban Development, Pb.

Chandigarh

The 31st December, 2021